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 Surf Pines Association Newsletter
 for all members



the Surf Pines Breeze

Gates and Security

The Tiger Tamed?

No subject in recent months has excited so much comment from Surf Pines residents as the trial installation of "tiger teeth" at the south entrance. Purpose of the experiment was to deter drivers from using the exit gate as a means of entry. That purpose has been realized but, many people complain, at the cost of some damage to tires, vehicle wear, and pain to one with back injuries. The board has received many complaints and adverse comments. Only one individual voiced approval of the bared teeth.

The board has therefore decided to remove the deterrent as soon as a new stainless steel frame and "skin" for the gate

Do you know about the monthly gate code? It makes access easy for those whose need to enter Surf Pines is casual or temporary.

mechanism have been fitted to it, so that the gate can work without collapsing. Recently, only its rust has been holding it in place. At press time, the gate had been

dismantled and sent for repair. The committee is hoping to have the new one fully functional and the tiger teeth gone by the end of the year.

Codes

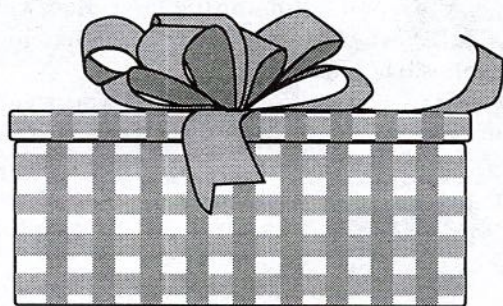
Members should be aware that in addition to their personal gate codes, each month there is a different code for use by casual visitors and service providers. The board changes the code and does not publish it as a precaution against its abuse.

Tickets for Speeders



see Association News, p. 2

But if you wish to have it, you may call any board member or project manager (see lists pp. 2, 3) to obtain it. Members are urged to give this number to casual callers and to preserve personal codes for use by family members and close friends. The monthly code will be usable at both gates and will function from 6 a.m. to 9 p.m.



season's greetings to one & all

Association News

Speeding

Regardless of how often drivers are cautioned about speeding on Surf Pines roads and reminded of the reasons for the 25-mile-an-hour limit, a number of people continue to treat our residential roads like speedways. Danger to human and animal life seems not to faze them. So the board has contacted the sheriff and asked for random patrols to be mounted over a six-month period. Drivers caught exceeding the speed limit by more than a few miles an hour will be cited. **BE WARNED!**

You will not know when the patrols will be in Surf Pines. Prudence dictates that you cultivate the habit of observing the limit.

In recognition of the improvements made to Surf Pines Road, the posted speed limit will be raised to 35 miles an hour.

Grounds

All homeowners should have received the mailing on grounds cleanup slated for Saturday, November 29. The day dawned wet overhead and soggy underfoot. Nonetheless, many truckloads of yard debris

and tree and plant cuttings were picked up from the roadsides and taken to the burning site. Ken Weber, who organized the effort, reported that in addition to two paid helpers about 7 volunteers worked for nearly four hours. Results of their labors are in a huge pile that will be burned when weather conditions permit.

One continuing concern is the condition of unimproved property in Surf Pines. Many vacant lots contain damaged trees, some with dangerously hanging limbs. These areas are not only unsightly but they are a potential source of injury to children who may play on such property. Owners who live in the area are urged to inspect their lots from time to time and to maintain them in reasonable condition. Those who cannot personally see to their land may contact the board for information about conditions. The grounds committee is willing to lend a hand with cleanup if owners are prepared to pay any costs involved.

Billing

All members are reminded that dues are billed in arrears. When you receive your

quarterly statement, it is for services rendered over the preceding three months. Payment is therefore due when bills are received. The next billing will arrive early in January. Unhappily, a few Surf Pines Association members have a habit of ignoring their bills for as long as possible, thereby putting the board to the trouble and expense of sending reminders and, at times, threats. Our bylaws empower the board to fine and, if necessary, lien the property of tardy dues payers. The treasurer herewith announces that these legal "teeth" will begin to bite those who habitually neglect to pay bills for more than two quarters. Fines of ten percent of the amount owed on improved property and five percent for unimproved property will be assessed as a matter of course.

Fees

The charges currently levied by Surf Pines Association are:

- Dues of \$60.00 per quarter (\$240 annually) for improved property;

see News, page 3

Current Board Roster

The 1997-1998 officers of the association are:


President	Louann Riggan	738-5457
Vice President	Dick Tevis	738-3111
Secretary	Tom Wilcox	738-3515
Treasurer	Chuck Johnson	738-9746


Three at-large board members are:


Al Laakso	861-9396
John McGowan	861-3732
George VonWeller	738-5982

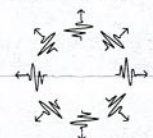
Please note: board meetings have been changed to the third Thursday of each month and are held at 4 p.m. at Louann Riggan's home. Meetings are open to all members. If you expect to attend, please let Louann know a few days in advance, in case there has been a change of plan. Next scheduled meeting is December 18.

Board Committees & Project Managers

 Al Laakso chairs the security committee, which is responsible for the gates and all other security matters.

 George VonWeller is board chair of the road committee, which also includes responsibility for the rights of way and association owned property.

 A long-range planning committee under Dick Tevis is looking toward formulating plans to cope with future growth.

 To coordinate the work of maintaining technical services, Chuck Johnson heads an operations committee, composed of Gene Keever (gates), Ken Weber (grounds) and George VonWeller (roads).

If you have any questions about any matters pertaining to Surf Pines affairs, do not hesitate to call any board member or project manager for information.

Your concerns will be addressed as promptly as possible.



News, from page 2

- Dues of \$30.00 per quarter (\$120 per year) for unimproved property;
- \$250.00 road impact fee for new construction, to help pay for road repairs occasioned by construction vehicles;
- \$225.00 gate fee for new owners of property for which no gate fee was previously paid (a one-time charge);
- \$25.00 for gate transmitter (if desired).

By far the largest outlays each year are for road and gate maintenance. To keep Surf Pines property in good condition and functioning smoothly is in everyone's interest; it can be done only if the costs are equitably shared and all members pay those shares promptly.

Members who would rather pay once a year may, of course, do so. Other payment arrangements can also be made by contacting the treasurer or bookkeeper.

Growth and Change

The past six months have seen more property change ownership in Surf Pines than in any like period this decade. More than half a dozen new homes are in various stages of completion; another dozen established homes have changed owners, as have at least seven unimproved lots. Many more properties are on the market, judging by the abundant bloom of realtors' signs. This spurt of growth and activity has brought a lot of new faces into our area. The board decided it was time to issue a new directory of names, addresses and phone numbers, so that residents can keep up with the changes and have some idea of the identity of new neighbors. Target time for distribution of the new directory is early in the new year. Anyone who wishes not to be listed by name or phone number in the directory should call 738-9746 and leave a message to that effect.

This directory is for the personal convenience of Surf Pines members only and is not to be used for any other purpose or given to anyone outside the Surf Pines community.

What's an Operations Committee?

As one board succeeds another, it faces the challenge of continuing the work of previous boards, meeting the year's demands and putting in place mechanisms to anticipate the future. Each election, kernels of corporate knowledge retire to enjoy beach walks and leisure. The Operations Committee, recently established, aims to smooth these transitions.

Comprised of the project managers of grounds, roads and gates, and the operations manager, this group makes sure one hand knows what another is doing...or planning. The four members learn a little about each function so that, should something happen in one area while its person-in-charge is out of town, anyone else could take appropriate emergency action. Near the top of its charter agenda is creating standard methodology for planning and executing projects (*see list, bottom, page 2*).

the Surf Pines *Breeze*

Before Building Your New Home



To get a building permit from Clatsop County, you must show permission from Surf Pines Association to access our roads.

It's easy to get: once the \$250 road impact fee has been paid, SPA writes a letter to the county (*see News, p. 2*). Contact Chuck Johnson.

Bridge Building

In the interdune area between Ocean and Manion Drives at the north end of Surf Pines is a body of water called North Duck Pond. It is part of the wetland that courses almost the entire length of the western half of Surf Pines. Even in midsummer there is always ample water to support the rich mix of bird life that its name implies.



Years ago a wooden bridge was built across the pond connecting the northern end of Ocean just south of Strawberry Hill with pedestrian easements from Manion and providing beach access to residents at the northern end of Manion. The bridge is

now in a sad state, detached from its mooring on the west side, missing some flooring and pieces of the handrail. This season's storms will likely destroy it further.

Those members who know about and use the bridge cherish it as one of the most attractive items in our landscape. But soon it will be unsafe to use it. The board is investigating the cost

of repairing or replacing the bridge. If it seems feasible to save the bridge, the board hopes to build a fund of contributions from interested members to cover the cost of repairs. Watch the *Breeze* for updates on this project.



A great big thank you to all who helped with area cleanup and
burning on November 29 from chairman Ken Weber, on behalf
of all of us at Surf Pines!

Gene Bourquein	George VonWeller
Rowland Cromwell	Ken Weber, Jr.
Gene Keever	Mike Weber
Jean Parker	Robert Stineman & company

Surf Pines Association Board of Directors

President	Louann Riggan	2300 Lucas Drive	738-5457
Vice President	Dick Tevis	2252 Lucas Drive	738-3111
Secretary	Tom Wilcox	2320 Lucas Drive	738-3515
Treasurer	Chuck Johnson	38 Surf Pines Landing Drive	738-9746
At Large	Al Laakso	2419 Manion Drive	861-9396
At Large	John McGowan	2510 Malarkey Drive	861-3732
At Large	George VonWeller	2332 Manion Drive	738-5982

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Warrenton, Oregon 97146.

Members are invited to contribute articles or comments, letters to the editor, or
anything fit to print. Don't hesitate – shoot the *Breeze*!

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